

**Millville Housing Authority**  
**Operating Statement**  
**Eight Months Ending 05/31/2021**  
**Program: Public Housing      Project: Consolidated**

	<b>Period Amount</b>	<b>Period Budget</b>	<b>Period Variance</b>	<b>YTD Amount</b>	<b>YTD Budget</b>	<b>YTD Variance</b>	<b>Annual Budget</b>
<b>INCOME</b>							
3111.00.000 Tenant Rent	150,110.00	140,541.67	9,568.33	1,168,790.00	1,124,333.33	44,456.67	1,686,500.00
3120.00.001 Laundry and Vending		1,108.33	(1,108.33)	11,464.22	8,866.67	2,597.55	13,300.00
3120.00.002 Cleaning Fee				40.00		40.00	
3120.00.003 Damages				100.00		100.00	
3120.00.007 Tenant Owned / Excess Utilities	3,700.00	1,950.00	1,750.00	9,020.00	15,600.00	(6,580.00)	23,400.00
3120.00.008 Tenant Screening				(425.64)		(425.64)	
3125.00.100 Assisted Living- Self Pay		1,351.75	(1,351.75)		10,814.00	(10,814.00)	16,221.00
3401.00.000 HUD PHA Operating Grants/Subsidy	174,859.00	143,083.33	31,775.67	1,279,581.20	1,144,666.67	134,914.53	1,717,000.00
3421.00.000 Capital Fund Grants-Soft Costs	27,108.66	27,108.58	0.08	216,869.28	216,868.67	0.61	325,303.00
3610.00.000 Interest Income	42.87	458.33	(415.46)	594.07	3,666.67	(3,072.60)	5,500.00
3620.00.114 Computer/IT Support Income	77.00		77.00	1,027.50		1,027.50	
3620.99.710 Property Mgnt Fee Income	35,520.18	36,393.58	(873.40)	280,896.96	291,148.67	(10,251.71)	436,723.00
3620.99.720 Asset Mgnt Fee Income	4,910.00	2,206.67	2,703.33	39,280.00	17,653.33	21,626.67	26,480.00
3620.99.730 Bookkeeping Fee Income	5,092.50	4,893.92	198.58	40,417.80	39,151.33	1,266.47	58,727.00
3620.99.740 Prog Mgnt Fee Inc - JCP Antenna Rental 10%	398.98	413.42	(14.44)	3,191.84	3,307.33	(115.49)	4,961.00
3620.99.741 Prog Mgnt Fee Inc - JCP Office Space Rental 10%	139.25	90.00	49.25	1,114.00	720.00	394.00	1,080.00
3620.99.742 Prog Mgnt Fee Inc - RVW Office Space Rental 10%	25.50	25.50		204.00	204.00		306.00
3620.99.743 Prog Mgnt Fee Inc - MVP Office Space Rental 10%	506.00	823.75	(317.75)	4,048.00	6,590.00	(2,542.00)	9,885.00

3620.99.744 Prog Mgmt Fee Inc - Capital Fund 8%	7,745.33	7,745.33	(0.00)	69,707.97	61,962.67	7,745.30	92,944.00
3620.99.747 Prog Mgmt Fee Inc - Wildwood HA		3,502.00	(3,502.00)	36,070.40	28,016.00	8,054.40	42,024.00
3620.99.748 Prog Mgmt Fee Inc - S8 Admin 10%	1,605.90		1,605.90	13,094.60		13,094.60	
3620.99.749 Prog Mgmt Fee Inc - Salem HA	7,295.83	7,295.83	(0.00)	65,662.47	58,366.67	7,295.80	87,550.00
3620.99.770 Caring Licensing Fee	2,596.69	2,400.00	196.69	20,589.90	19,200.00	1,389.90	28,800.00
3620.99.772 Caring Adult Day Care		487.50	(487.50)		3,900.00	(3,900.00)	5,850.00
3650.00.000 Miscellaneous Other Income	2,322.84	833.33	1,489.51	13,066.82	6,666.67	6,400.15	10,000.00
3650.00.002 Misc Other Income-Buck St Office Rental	1,186.29	8,237.67	(7,051.38)	42,368.37	65,901.33	(23,532.96)	98,852.00
3650.00.004 Misc Other Income-Office Space Rental	2,364.28	900.00	1,464.28	18,914.24	7,200.00	11,714.24	10,800.00
3650.00.302 Misc Income-Antenna Rental	1,517.83	4,133.75	(2,615.92)	30,590.28	33,070.00	(2,479.72)	49,605.00
3700.00.000 CARES ACT REVENUE				5,345.76		5,345.76	
<b>TOTAL INCOME</b>	<b>429,124.93</b>	<b>395,984.25</b>	<b>33,140.68</b>	<b>3,371,624.04</b>	<b>3,167,874.01</b>	<b>203,750.03</b>	<b>4,751,811.00</b>
<b>EXPENSES</b>							
3800.00.000 CARES ACT EXPENSES				5,838.76		(5,838.76)	
3900.00.000 CARES EXPENSE - CONTRA				(5,345.76)		5,345.76	
4110.00.000 Administrative Salaries	36,417.13	47,639.08	11,221.95	404,717.17	381,112.67	(23,604.50)	571,669.00
4110.00.001 Administrative Overtime		1,254.17	1,254.17		10,033.33	10,033.33	15,050.00
4110.00.003 Compensated Absences	500.03	797.50	297.47	4,000.24	6,380.00	2,379.76	9,570.00
4110.00.004 Employee Benefit-Health/Dental/Eye	3,046.01	24,872.50	21,826.49	124,179.59	198,980.00	74,800.41	298,470.00
4130.00.002 Credit/Criminal Background Checks				24.00		(24.00)	
4130.00.003 Tenant Screening	168.00	258.33	90.33	2,508.23	2,066.67	(441.56)	3,100.00
4130.00.004 General Legal Expense	6,423.00	4,416.67	(2,006.33)	41,290.81	35,333.33	(5,957.48)	53,000.00
4140.00.000 Staff Training		1,666.67	1,666.67	4,850.99	13,333.33	8,482.34	20,000.00
4140.00.001 Staff Training - Travel Expenses		1,208.33	1,208.33	87.83	9,666.67	9,578.84	14,500.00
4150.00.000 Staff Travel	99.18	1,350.00	1,250.82	4,914.03	10,800.00	5,885.97	16,200.00

4170.00.000 Accounting Fees	5,000.00	5,833.33	833.33	47,683.33	46,666.67	(1,016.66)	70,000.00
4171.00.000 Auditing Fees	974.98	1,416.67	441.69	8,254.06	11,333.33	3,079.27	17,000.00
4174.00.000 Licenses/Fees/Permits		1,066.67	1,066.67		8,533.33	8,533.33	12,800.00
4180.00.000 Office Rent	900.00	900.00		6,300.00	7,200.00	900.00	10,800.00
4182.00.000 Consultants		3,942.42	3,942.42		31,539.33	31,539.33	47,309.00
4184.00.000 Professional Fees/Services		433.33	433.33	25,663.11	3,466.67	(22,196.44)	5,200.00
4190.00.001 Temporary Labor-Administrative		854.17	854.17	1,355.23	6,833.33	5,478.10	10,250.00
4190.00.002 Publications/Subscriptions		220.83	220.83	900.45	1,766.67	866.22	2,650.00
4190.00.004 Membership Dues and Fees		379.17	379.17	2,506.92	3,033.33	526.41	4,550.00
4190.00.006 Telephone	3,129.55	2,166.67	(962.88)	18,072.28	17,333.33	(738.95)	26,000.00
4190.00.008 Office Supplies	264.42	2,308.33	2,043.91	12,586.45	18,466.67	5,880.22	27,700.00
4190.00.010 Copier and Supplies	1,251.25	966.67	(284.58)	7,178.52	7,733.33	554.81	11,600.00
4190.00.012 Cell Phones/Pagers	498.73	1,600.00	1,101.27	10,327.67	12,800.00	2,472.33	19,200.00
4190.00.014 Payroll Services	329.62	608.33	278.71	3,674.28	4,866.67	1,192.39	7,300.00
4190.00.016 Postage/Express	1,726.81	963.33	(763.48)	17,728.15	7,706.67	(10,021.48)	11,560.00
4190.00.018 Legal Ads	563.86	545.83	(18.03)	8,997.71	4,366.67	(4,631.04)	6,550.00
4190.00.020 Printer Supplies				1,097.71		(1,097.71)	
4190.00.022 Internet	1,869.01	1,916.67	47.66	18,382.40	15,333.33	(3,049.07)	23,000.00
4190.00.024 Answering Service/Voicemail		433.33	433.33		3,466.67	3,466.67	5,200.00
4190.00.026 Other Misc Admin Expenses		866.67	866.67	52.50	6,933.33	6,880.83	10,400.00
4190.00.028 Employee Services		200.00	200.00	3,872.66	1,600.00	(2,272.66)	2,400.00
4190.00.029 Employee Services - Health				330.00		(330.00)	
4190.00.031 Commissioner Training				120.00		(120.00)	
4190.00.036 Marketing/Promotions/Advertising				100.00		(100.00)	
4190.00.038 Bank/Credit Card Fees		150.00	150.00	48.95	1,200.00	1,151.05	1,800.00
4190.00.042 Fuel - Administrative		100.00	100.00		800.00	800.00	1,200.00
4190.00.050 Cable TV				562.98		(562.98)	

4190.00.111 Computer Hardware				0.12			(0.12)	
4190.00.112 Computer Software	1,560.95	800.00	(760.95)	12,487.60	6,400.00	(6,087.60)		9,600.00
4190.00.114 Computer/IT Support Expense	689.99		(689.99)	4,744.99		(4,744.99)		
4190.00.115 Computer System Support	2,793.47	1,583.33	(1,210.14)	13,162.78	12,666.67	(496.11)		19,000.00
4190.99.710 Property Mgmt Fee Expense	35,520.18	36,393.50	873.32	280,896.96	291,148.00	10,251.04		436,722.00
4190.99.715 Capital Fund Admin. Fees to COCC	7,745.33	7,745.25	(0.08)	61,962.64	61,962.00	(0.64)		92,943.00
4190.99.720 Asset Mgmt Fee Expense	4,910.00	2,206.67	(2,703.33)	39,280.00	17,653.33	(21,626.67)		26,480.00
4190.99.730 Bookkeeping Fee Expense	3,577.50	3,550.17	(27.33)	28,185.00	28,401.33	216.33		42,602.00
4190.99.740 Prog Mgmt Fee Exp - JCP Antenna Rental 10%	398.98	413.42	14.44	3,191.84	3,307.33	115.49		4,961.00
4190.99.741 Prog Mgmt Fee Exp - JCP Office Space Rental 10%	139.25	90.00	(49.25)	1,114.00	720.00	(394.00)		1,080.00
4190.99.742 Prog Mgmt Fee Exp - RVW Office Space Rental 10%	25.50	25.50		204.00	204.00			306.00
4190.99.743 Prog Mgmt Fee Exp - MVP Office Space Rental 10%	506.00	823.75	317.75	4,048.00	6,590.00	2,542.00		9,885.00
4190.99.750 HCPM - Administrative Fee For Service Expense	7,218.00		(7,218.00)	28,248.50		(28,248.50)		
4220.00.002 Tenant Svcs - Materials	(95.00)		95.00	(685.00)		685.00		
4220.00.003 Tenant Svcs - Tenant Participation		33.33	33.33	419.00	266.67	(152.33)		400.00
4220.00.004 Tenant Svcs - HCFC Activities-		1,666.67	1,666.67		13,333.33	13,333.33		20,000.00
4220.00.018 Tenant Svcs - Recreation/Education				25.00		(25.00)		
4220.00.028 Tenant Svcs - Moving Expenses				1,885.50		(1,885.50)		
4310.00.000 Water & Sewer	27,608.34	29,708.33	2,099.99	222,056.04	237,666.67	15,610.63		356,500.00
4320.00.000 Electricity	21,485.40	25,316.67	3,831.27	186,421.88	202,533.33	16,111.45		303,800.00
4330.00.000 Gas	30,204.72	24,433.33	(5,771.39)	209,218.86	195,466.67	(13,752.19)		293,200.00
4400.99.750 Fee For Service Expense		548.25	548.25		4,386.00	4,386.00		6,579.00
4400.99.765 Maintenance Fee For Service Expense		4,911.75	4,911.75	14,391.00	39,294.00	24,903.00		58,941.00

4410.00.000 Maintenance Salaries	18,219.84	18,792.92	573.08	173,220.45	150,343.33	(22,877.12)	225,515.00
4410.00.001 Maintenance Labor Overtime		2,250.00	2,250.00		18,000.00	18,000.00	27,000.00
4410.00.003 Compensated Absences-Maintenance		916.67	916.67		7,333.33	7,333.33	11,000.00
4410.00.004 Employee Benefit-Health/Dental/Eye	1,548.36	9,631.25	8,082.89	49,765.86	77,050.00	27,284.14	115,575.00
4411.00.000 Maintenance Uniforms		133.33	133.33	108.00	1,066.67	958.67	1,600.00
4413.00.000 Vehicle Gas, Oil, Repairs, Supplies	48.00	1,270.83	1,222.83	9,453.80	10,166.67	712.87	15,250.00
4414.00.000 Vehicle Title/Registration		33.33	33.33	314.95	266.67	(48.28)	400.00
4420.00.002 Materials-Electrical	678.60	1,416.67	738.07	6,800.64	11,333.33	4,532.69	17,000.00
4420.00.004 Materials-Plumbing	1,210.56	2,708.33	1,497.77	9,818.89	21,666.67	11,847.78	32,500.00
4420.00.006 Materials-Heating	698.13	1,875.00	1,176.87	15,231.45	15,000.00	(231.45)	22,500.00
4420.00.007 Materials-Flooring				7,246.43		(7,246.43)	
4420.00.008 Materials-Paint	3,925.75	1,458.33	(2,467.42)	9,851.23	11,666.67	1,815.44	17,500.00
4420.00.010 Materials-Janitorial/Cleaning	79.77	1,708.33	1,628.56	7,826.41	13,666.67	5,840.26	20,500.00
4420.00.014 Materials-Maintenance Supplies	798.21		(798.21)	6,263.84		(6,263.84)	
4420.00.016 Materials-Grounds				1,571.62		(1,571.62)	
4420.00.018 Materials-Miscellaneous	164.41	8,500.00	8,335.59	17,108.72	68,000.00	50,891.28	102,000.00
4420.00.022 Materials-Equipment Repairs				1,207.68		(1,207.68)	
4420.00.024 Materials-Appliance Parts	5,567.39		(5,567.39)	20,561.11		(20,561.11)	
4420.00.026 Materials-Safety Equipment	21.00		(21.00)	9,969.87		(9,969.87)	
4420.00.028 Materials-Hardware				24.97		(24.97)	
4420.00.030 Materials-Glass/Screens				4,730.29		(4,730.29)	
4420.00.032 Materials-Doors / Keys	1,548.84		(1,548.84)	12,230.21		(12,230.21)	
4420.00.034 Materials-Drywall/Plaster				112.97		(112.97)	
4420.00.036 Materials-Extermination/Pest Control				18.22		(18.22)	
4420.00.038 Materials-Tools				1,811.89		(1,811.89)	

4420.00.040 Materials-Cabinets				290.38			(290.38)	
4430.00.002 Contract-Elevator Monitoring	9,430.00	10,208.33	778.33	75,440.00	81,666.67	6,226.67		122,500.00
4430.00.004 Contract-Trash Removal	6,431.29	8,583.33	2,152.04	54,029.99	68,666.67	14,636.68		103,000.00
4430.00.006 Contract-Extermination/Pest Control	5,284.46	1,958.33	(3,326.13)	9,667.38	15,666.67	5,999.29		23,500.00
4430.00.007 Contract-Extermination/Bed Bug		1,083.33	1,083.33	3,300.00	8,666.67	5,366.67		13,000.00
4430.00.008 Contract-Grounds	6,461.26	7,125.00	663.74	26,617.52	57,000.00	30,382.48		85,500.00
4430.00.009 Contract-Grounds-Snow Removal				70,234.75		(70,234.75)		
4430.00.012 Contract-Fire Alarm	12,135.13		(12,135.13)	26,578.07		(26,578.07)		
4430.00.014 Contract-Boilers	858.57		(858.57)	3,199.84		(3,199.84)		
4430.00.016 Contract-Window Washing		875.00	875.00		7,000.00	7,000.00		10,500.00
4430.00.020 Contract-HVAC	10,397.98		(10,397.98)	36,528.43		(36,528.43)		
4430.00.022 Contract-Janitorial/Cleaning		4,583.33	4,583.33	44,929.84	36,666.67	(8,263.17)		55,000.00
4430.00.024 Contract-Alarm System Monitoring	3,730.47		(3,730.47)	5,454.69		(5,454.69)		
4430.00.030 Contract-Electrical		1,083.33	1,083.33	7,335.00	8,666.67	1,331.67		13,000.00
4430.00.032 Contract-Plumbing	12,054.15	3,208.33	(8,845.82)	36,981.89	25,666.67	(11,315.22)		38,500.00
4430.00.034 Contract-Roofing	350.00	1,166.67	816.67	1,075.00	9,333.33	8,258.33		14,000.00
4430.00.036 Contract-Painting		2,050.00	2,050.00	34,860.00	16,400.00	(18,460.00)		24,600.00
4430.00.050 Contract Costs-Other Misc		4,175.00	4,175.00		33,400.00	33,400.00		50,100.00
4510.00.000 Insurance	20,626.26	21,166.67	540.41	160,436.13	169,333.33	8,897.20		254,000.00
4520.00.000 PILOT-Payments in Lieu of Taxes	7,079.99	6,300.83	(779.16)	55,379.94	50,406.67	(4,973.27)		75,610.00
4540.00.000 Employee Benefits-Health/Dental/Optical	391.35		(391.35)	391.95		(391.95)		
4541.00.000 Employee Benefits-Pension	12,358.08		(12,358.08)	45,845.94		(45,845.94)		
4570.00.000 Bad Debt-Tenant Rents		3,506.67	3,506.67	25,939.60	28,053.33	2,113.73		42,080.00
4580.00.000 Security/Lease Enforcement Fee For Service		1,308.33	1,308.33		10,466.67	10,466.67		15,700.00

4580.00.001 Security/Lease Enforcement Overtime		125.00		125.00		1,000.00	1,000.00	1,500.00
4600.41.906 Telephone						85.59	(85.59)	
4600.41.916 Postage/Express						114.99	(114.99)	
4600.42.010 Materials-Janitorial/Cleaning						1,066.49	(1,066.49)	
4600.43.006 Contract-Extermination/Pest Control						3,714.42	(3,714.42)	
4715.10.001 URP-PH-Tenant Utility Reimbursement-Public Housing	104.00	183.33	79.33	930.00	1,466.67	536.67		2,200.00
4855.00.000 Interest Expense - Energy Performance Contract	8,945.43	643.25	(8,302.18)	17,532.75	5,146.00	(12,386.75)		7,719.00
<b>TOTAL EXPENSES</b>	<b>358,597.47</b>	<b>381,614.67</b>	<b>23,017.20</b>	<b>3,007,330.04</b>	<b>3,052,917.36</b>	<b>45,587.32</b>		<b>4,579,376.00</b>
<b>SURPLUS</b>	<b>70,527.46</b>	<b>14,369.58</b>	<b>56,157.88</b>	<b>364,294.00</b>	<b>114,956.65</b>	<b>249,337.35</b>		<b>172,435.00</b>

**Remaining  
Budget**

(517,710.00)

(1,835.78)

40.00

100.00

(14,380.00)

(425.64)

(16,221.00)

(437,418.80)

(108,433.72)

(4,905.93)

1,027.50

(155,826.04)

12,800.00

(18,309.20)

(1,769.16)

34.00

(102.00)

(5,837.00)



(23,236.03)

(5,953.60)

13,094.60

(21,887.53)

(8,210.10)

(5,850.00)

3,066.82

(56,483.63)

8,114.24

(19,014.72)

5,345.76

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**(1,380,186.96)**

(5,838.76)

5,345.76

166,951.83

15,050.00

5,569.76

174,290.41

(24.00)

591.77

11,709.19

15,149.01

14,412.17

11,285.97

22,316.67

8,745.94

12,800.00

4,500.00

47,309.00

(20,463.11)

8,894.77

1,749.55

2,043.08

7,927.72

15,113.55

4,421.48

8,872.33

3,625.72

(6,168.15)

(2,447.71)

(1,097.71)

4,617.60

5,200.00

10,347.50

(1,472.66)

(330.00)

(120.00)

(100.00)

1,751.05

1,200.00

(562.98)

(0.12)  
(2,887.60)  
(4,744.99)  
5,837.22  
155,825.04  
30,980.36  
(12,800.00)  
14,417.00  
1,769.16  
  
(34.00)  
  
102.00  
  
5,837.00  
  
(28,248.50)  
  
685.00  
  
(19.00)  
20,000.00  
  
(25.00)  
  
(1,885.50)  
134,443.96  
117,378.12  
83,981.14  
6,579.00  
44,550.00

52,294.55

27,000.00

11,000.00

65,809.14

1,492.00

5,796.20

85.05

10,199.36

22,681.11

7,268.55

(7,246.43)

7,648.77

12,673.59

(6,263.84)

(1,571.62)

84,891.28

(1,207.68)

(20,561.11)

(9,969.87)

(24.97)

(4,730.29)

(12,230.21)

(112.97)

(18.22)

(1,811.89)

(290.38)  
47,060.00  
48,970.01  
13,832.62  
9,700.00  
58,882.48  
(70,234.75)  
(26,578.07)  
(3,199.84)  
10,500.00  
(36,528.43)  
10,070.16  
(5,454.69)  
5,665.00  
1,518.11  
12,925.00  
(10,260.00)  
50,100.00  
93,563.87  
20,230.06  
(391.95)  
  
(45,845.94)  
16,140.40  
15,700.00

1,500.00

(85.59)

(114.99)

(1,066.49)

(3,714.42)

1,270.00

(9,813.75)

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**1,572,045.96**

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**191,859.00**

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